

North of Pebble Hills Blvd. & East of John Hayes St

City of El Paso — Plan Commission — 10/4/2018

PZST17-00021 Special Permit



STAFF CONTACT:	Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov
OWNER:	Ranchos Real XVI, LLC
APPLICANT:	Ranchos Real XVI, LLC
REPRESENTATIVE:	Conde, Inc.
LOCATION:	North of Pebble Hills Blvd. & East of John Hayes St., District 5
LEGAL DESCRIPTION:	A portion of Lot 3, Block 391, Tierra Del Este Unit Sixty Nine, and a portion of Lot 4, Block 391, portion of Lot 1, Block 461, Tierra Del Este Unit Seventy Two; a portion of Lot 2, Block 461, Tierra Del Este Unit Seventy Six; and portion of Section 37, Block 79, Township 2, Texas and Pacific Railway Surveys, City of El Paso, El Paso County, Texas
EXISTING ZONING:	R-5 (Residential)
REQUEST:	Special Permit to allow for planned residential development in R-5 (Residential) zone district
RELATED APPLICATIONS:	N/A
PUBLIC INPUT	Notices sent to property owners within 300 feet on September 19, 2018; Planning has not received any calls in support or opposition to the special permit request.
STAFF RECOMMENDATION:	Approval (see pages 2—5 for basis of recommendation)

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for planned residential development in the R-5 (Residential) zone district as requested as El Paso City Code Section 20.10.470. The detailed site plan shows 183-unit single-family dwellings. The applicant is also requesting the following reductions: the required 5 ft. side yard setback to 10 ft. between structures, the required 4,500 sq. ft. lot size to 4,140 sq. ft., the required 45 ft. lot width to 35 ft., and no front and rear yard setback cumulative setbacks. The applicant is also requesting increase the density from required 7 units per acres to 10.5 unit per acres.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **approval** of the special permit for a planned residential development as it meets all the requirements of 20.10.470 Planned Residential Development, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.



The applicant is requesting a special permit to allow for planned residential development in the R-5 (Residential) zone district as requested as El Paso City Code Section 20.10.470. The detailed site plan shows 183-unit single-family dwellings. The applicant is also requesting the following reductions: the required 5 ft. side yard setback to 10 ft. between structures, the required 4,500 sq. ft. lot size to 4,140 sq. ft., the required 45 ft. lot width to 35 ft., and no front and rear yard setback cumulative setbacks. The applicant is also requesting increase the density from required 7 units per acres to 10.5 unit per acres. The detailed site development plan complies with all other density and dimensional standards. The detailed site development plan shows street tree per lot. Parking requirements will be satisfied through a combination of garage parking located at the rear accessed from alley, and surface parking located at various points along the private driveways. Vehicular access is proposed from the alley within the subdivision via various collection streets.

[illegible]

SPECIAL PERMIT REQUIREMENTS

To grant the special permit to allow for a planned residential development as it meets all the requirements of 20.10.470 Planned Residential Development, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.

20.10.470 Planned Residential Development	DOES IT COMPLY?
<p>A. A planned residential development shall occupy at least the minimum site area established in the district regulations. City council may approve a special permit for a planned residential development with general lot sizes and setbacks below the minimum of the underlying zoning district. The proposed development shall additionally meet the following requirements necessary to protect the public health, safety and general welfare of the community and in order to foster the attractiveness of a residential development and its surrounding neighborhoods:</p>	<p>Yes, there is no minimum district area for the R-5 (Residential) District. The applicant is requesting reductions dimensional and setbacks for single-family dwellings. This is to accommodate rear-facing garages accessed from the alley.</p>
<p>1. Evaluation Criteria.</p> <p>a. Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings. For purposes of this subsection, harmoniously shall not be deemed to require that the same architecture or same type of building materials be uniformly used.</p>	<p>Yes, the attached detailed site plan shows four typical layouts for the proposed development. Each has a front porch located between 10' from the front property line and garages located 45' from the rear property line. That driveway length is permissible for properties abutting an alley.</p>
<p>b. With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, width of interior drives and access points, relationship of vehicular and pedestrian traffic, and the arrangement of parking areas that are safe and convenient.</p>	<p>Yes, the number of vehicular access points onto a street would be significantly reduced with this project if approved, as illustrated in the diagram on the following page. Typically, each block contains one access point onto a street for each house with frontage onto that street, with the potential for conflict with pedestrians or other vehicles at each point. The applicant's proposal will remove all of those conflict points by channeling that traffic to the alleys. The alleys will intersect with the cross streets that bound them, with their cars joining traffic at intersections</p>
<p>2. General Requirements.</p> <p>a. Private streets and gates shall be permitted within a planned residential development and shall conform to the design standards enumerated in Title 19 (Subdivisions) of this Code.</p>	<p>No private streets are proposed.</p>
<p>b. The minimum site area for a planned residential development shall be one acre, within which only residential uses of the base-zoning district shall be permitted. Extensions to a planned residential development from a common boundary shall be permitted in increments of less than one acre, provided that the owners of at least seventy-five percent of the land within the original planned residential development are in agreement and are</p>	<p>Yes, the site area for this development is 13.2 acres.</p>

included as joint applicants to the request for special permit.	
c. The minimum area requirement of the base-zoning district may be reduced by no more than twenty-five percent for lots within a planned residential development, provided, however, that the maximum density permitted by the base-zoning district shall apply in all cases except as otherwise approved by any applicable special permit granted pursuant to Chapter 20.04 (Administrative Provisions).	Yes, the applicant is not requesting to reduce the minimum district area.
d. The setback requirements of the base-zoning district shall not apply to a planned residential development, except as follows: i. The distance between buildings shall be a minimum of ten feet except as otherwise permitted in this title; ii. The length of the driveway shall not be less than twenty feet as measured from the face of the garage or carport to the dwelling side of the sidewalk, or to the property line where there is no sidewalk.	Yes, the 5' minimum side yard setback and 10' street side yard setback for the R-5 (Residential) district will provide spacing of at least 10' between structures.
e. The perimeter of the planned residential development shall be designed to insure compatibility with adjacent existing or potential development by provision of compatible uses and structures.	Yes, as the planned residential development is part of a larger development of single family homes with the Tierra del Este #79 subdivision and the proposed Tierra del Este #81 subdivision, the subject properties are likely to be developed within the phases of those subdivisions and be compatible with their larger neighborhood.
f. No building shall exceed the height requirements of the base-zoning district.	Yes, the applicant has not requested to exceed maximum height of 35 feet for the R-5 (Residential) District and all lots within the subject properties will be required to comply with that standard.
g. Consideration in the site plan review and evaluation process shall include the following: i. The nature and character of the development and adequacy of the buffer between proposed improvements on the site and adjacent property; ii. The adequacy of utilities, access, drainage and other necessary supporting facilities that have been or will be provided; iii. The adequacy of the design, location and arrangement of driveways and parking spaces so as to provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.	<p>Yes, the alleys and garages will be buffered from the surrounding due to their location at the rear of the parcels of the subject properties.</p> <p>No adverse comments were received from other reviewing departments.</p> <p>The location and arrangement of driveways will allow for the safe and convenient movement of vehicles and pedestrians. Due to the location of the driveways along the alley and away from sidewalks, the occasion for pedestrian and vehicular conflict will be significantly reduced with this design. And, due to the fact that through traffic is unlikely to utilize the alleys, the opportunity for conflicts between vehicles entering and traveling the roadway is also anticipated to be reduced from conventional, front-loaded design.</p>
h. A planned residential development shall be an architecturally integrated subdivision, whether unified by similar use and density, design, building materials, or open space and streetscape elements.	Yes, the use and density of the subject property will match that of surrounding properties. The proposed single-family use will match that of the subdivisions of which the subject properties are part.

REALATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<u>G-4 Suburban (Walkable)</u> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes, the subject property, and the proposed development for it, meet the intent of the G-4, Suburban (Walkable) Future Land Use Map designation.
ZONING DISTRICT	DOES IT COMPLY?
<u>R-5 (Residential)</u> The purpose of these districts is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.	Yes, single-family dwellings are permitted in the R-5 District with special permit approval and the proposal meets all dimensional requirements.
POLICY	DOES IT COMPLY?
Policy 2.2.2 “The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.”	Yes, the Planning Division recommendation is based on the proposed residential supplementing the mix of housing types in the area while providing the potential for a balance of housing and jobs.
Policy 2.3.5.c: Provide rear alleys for access to mid-block parking spaces, to provide an out-of-sight location for utility equipment, and to allow the fronts of buildings to be free of garage doors and parked cars.	Transportation – Strategies for Addressing Community Concerns “Place Parking Behind Buildings: Fronting streets with buildings improves the pedestrian environment. Placing parking behind buildings also allows for the access points (driveways or alleys) to come from lower volume side streets where presumably there will be fewer pedestrians. This allows for a more continuous pedestrian frontages and creates fewer pedestrian-motor vehicle conflicts. It also eliminates mid-block left-hand turning movements on the higher volume street, a leading cause of mid-block congestion.”

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: Reduced lot dimensions and setbacks would not be permitted under the current R-5 district.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of this district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: Per reviewing departments, the subject property is adequately served by the existing infrastructure to accommodate the proposed use. A new water service permit will be required, which will require coordination with the El Paso Water Utility.

EFFECT UPON THE NATURAL ENVIRONMENT: The subject property is not within any arroyos or identified environmentally sensitive areas.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of non-registered neighborhood Association. It was contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 5, 2018. The Planning Division did not receive any phone calls in support or opposition to the special permit request.

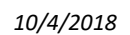
STAFF COMMENTS: No objections to proposed special permit and detailed site development plan approval. No reviewing departments had any comments. The applicant will need to coordinate with the El Paso Water Utility to establish service at the subject property. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Neighborhood Notification Boundary Map

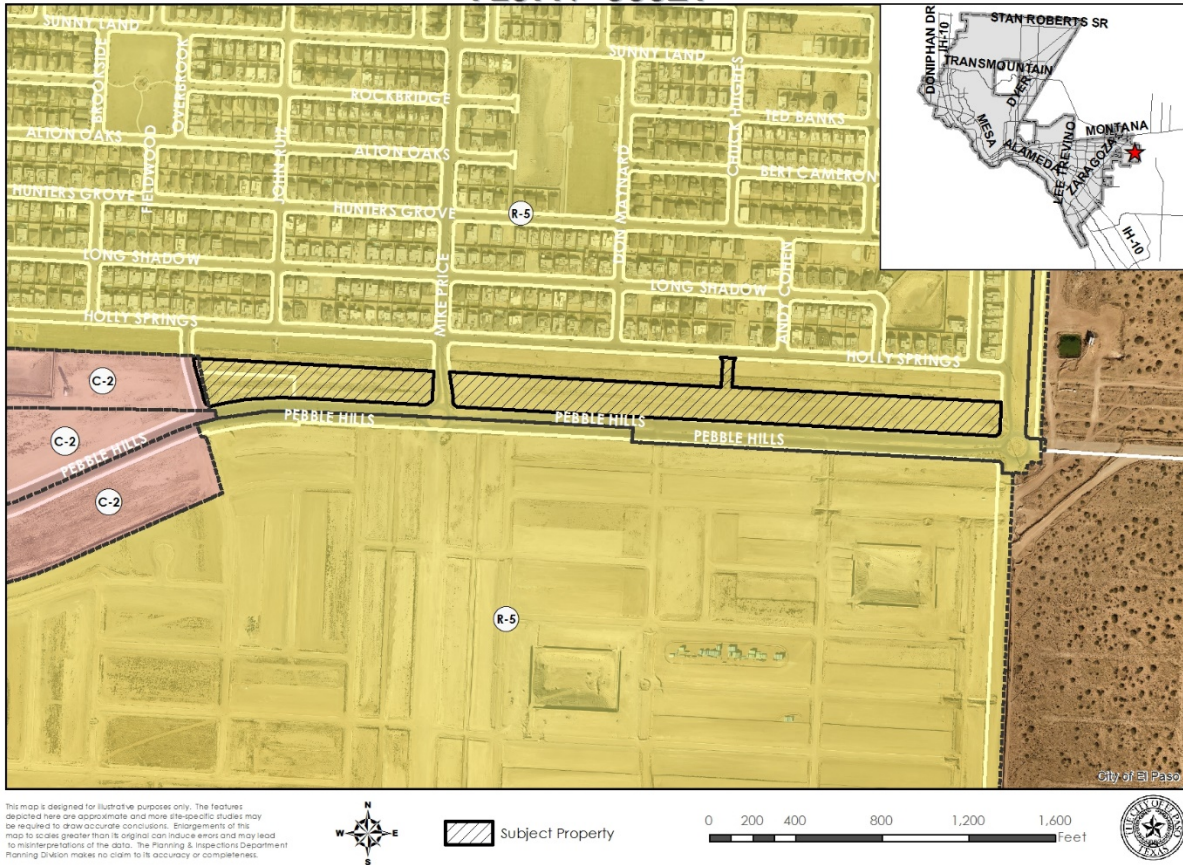
Site Plan



ATTACHMENT 2

Zoning Map

PZST17-00021



ATTACHMENT 4

Staff Review Comments

Planning and Inspections Department - Planning Division

No objections to the special permit request.

Texas Department of Transportation

Development is not abutting State Right of Way.

Planning and Inspections Department – Plan Review & Landscaping Division

No objection to proposed special permit.

At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, Municipal Code, and TAS.

Planning and Inspections Department – Land Development

No objections to proposed special permit and detailed site plan.

Fire Department

No adverse comments.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water

The existing water and sanitary sewer mains located contiguous to the proposed subdivision have stub-outs which were intended to enable main extensions to serve the subject Property.

The existing mains are available for main extensions; however, due to the new configuration of the proposed subdivision, the existing stub-outs which will no longer be adequate for main extensions will be required to be abandoned. The abandonment process will be performed by the El Paso Water – Public Service Board (EPWater) at the cost of the Developer. EPWater requires the Developer to request the stub-out abandonment in writing.

Annexation fees are due at the time of new service application for individual water meters within the subject property.

EPWU does not object to this request.

Water

From the intersection of Fred Roberts Drive and Pebble Hills Boulevard along Fred Roberts Drive towards the north there is an existing eight (8) inch diameter water main. This main dead-ends approximately 136 feet north of Pebble Hills Boulevard. This main is available for main extensions.

Along Pebble Hills Boulevard between Fred Roberts Drive and Mike Price Drive there is an existing twelve (12) inch diameter water main (Tierra Del Este Unit 72). This main is available for service.

Along Pebble Hills Boulevard between Fred Roberts Drive and Tim Floyd Street there is an existing sixteen (16) inch diameter water transmission main. This main is not available for service; no direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

From the intersection of Mike Price Drive and Pebble Hills Boulevard along Mike Price Drive towards the north, there is an existing twelve (12) inch diameter water main. This main has two (2) stub-outs aligned towards the east and towards the west parallel to Pebble Hills Boulevard. The sizes of the stub-outs are eight (8) inches in diameter each and are located approximately 90 feet north of Pebble Hills Boulevard.

Along Holly Springs Avenue, within the Tierra Del Este Unit 76 subdivision, between Don Maynard Street and Tim Floyd Street there is an existing eight (8) inch diameter water main. This main has an eight (8) inch diameter stub-out aligned towards the south parallel to Tierra Noelle Street. This stub-out is available for main extensions.

From the intersection of Tim Floyd Street and Pebble Hills Boulevard along Tim Floyd Street towards the north there is an existing sixteen (16) inch diameter water transmission main. This main is not available for service; no direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. This main has an eight (8) inch diameter stub-out aligned towards the west parallel to Pebble Hills Boulevard. The stub-out is located approximately 85 feet north of Pebble Hills Boulevard and it is available for main extensions.

Sanitary Sewer

From the intersection of Fred Roberts Drive and Pebble Hills Boulevard along Fred Roberts Drive towards the north there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends approximately 130 feet north of Pebble Hills Boulevard. This stub-out is available for main extensions.

Along Pebble Hills Boulevard between Fred Roberts Drive and Tim Floyd Street there is an existing fifteen (15) inch diameter sanitary sewer main. EPWater Records depict two (2) stub-outs aligned towards the north approximately 811 feet east of Mike Price Drive and the second stub-out located approximately 1,322 feet east of Mike Price Drive. The 15-inch diameter main as well as the stub-outs are available for service.

From the intersection of Mike Price Drive and Pebble Hills Boulevard along Mike Price Drive towards the north, there is an existing twelve (12) inch diameter sanitary sewer main. This main has two (2) stub-outs aligned towards the east and towards the west aligned parallel to Pebble Hills Boulevard. The sizes of the stub-outs is eight (8) inches in diameter each and are located approximately 90 feet north of Pebble Hills Boulevard.

From the intersection of Tim Floyd Street and Pebble Hills Boulevard along Tim Floyd Street towards the north there is an existing twelve (12) inch diameter sanitary sewer main. This main has an eight (8) inch diameter stub-out aligned towards the west parallel to Pebble Hills Boulevard. The stub-out is located approximately 80 feet north of Pebble Hills Boulevard. The described 12-inch diameter main is available for service.

General

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

ATTACHMENT 5

Neighbor Notification Map

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